177.0	0008	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,068,200 /	1,068,200
					USE VALUE:	1,068,200 /	1,068,200
					ASSESSED:	1,068,200 /	1,068,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLOO ELIUD
Owner 2:	VAN OLOO CAROLYN
Owner 3:	
Street 1:	3 UDINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IWASKOW NICHOLAS P/TRUSTEE -
Owner 2:	NICHOLAS P IWASKOW REVOCABLE -
Street 1:	3 UDINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,900 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Clapboard Exterior and 2152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6900.000	628,700	600	438,900	1,068,200
Total Card	0.158	628,700	600	438,900	1,068,200
Total Parcel	0.158	628,700	600	438,900	1,068,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.38 | /Parcel: 496.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120032
GIS Ref:
GIS Ref:
Insp Date: 08/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	628,700	600	6,900.	438,900	1,068,200	1,068,200	Year End Roll	12/18/2019
2019	101	FV	486,300	600	6,900.	432,600	919,500	919,500	Year End Roll	1/3/2019
2018	101	FV	493,800	0	6,900.	332,300	826,100	826,100	Year End Roll	12/20/2017
2017	101	FV	493,800	0	6,900.	313,500	807,300	807,300	Year End Roll	1/3/2017
2016	101	FV	493,800	0	6,900.	288,400	782,200	782,200	Year End	1/4/2016
2015	101	FV	483,100	0	6,900.	269,600	752,700	752,700	Year End Roll	12/11/2014
2014	101	FV	483,100	0	6,900.	248,300	731,400	731,400	Year End Roll	12/16/2013
2013	101	FV	483,100	0	6,900.	248,300	731,400	731,400		12/13/2012

!13931!

PRINT

Date	Time
12/11/20	03:49:14

LAST REV

Date	Time
10/30/20	09:52:12
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13931

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IWASKOW NICHOLA	74942-74	1	6/22/2020		1,095,000	No	No		
IWASKOW NICHOLA	64281-492		9/25/2014	Convenience	1	No	No		
IWASKOW NICHOLA	60295-300		10/22/2012	Convenience	1	No	No		
G K DEVELOPMEN	43439-364		8/3/2004	Change>Sale	725,000	No	No		
LOVETT CHARLES	42268-411		3/19/2004	Change>Sale	305,000	No	No		
	11442-178		12/13/1967			No	No		N

USER DEFINED

Prior Id # 1:	120032
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2004	198	New Buil	200,000	C	9/2/2004	G6	GR FY06	Old home demolishe

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2020	Mail Update	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
8/9/2018	Inspected	CC	Chris C
7/2/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Measured	163	PATRIOT
12/12/2004	MLS	MM	Mary M
9/2/2004	Inspected	BR	B Rossignol
3/31/2004	External Ins	BR	B Rossignol
1/4/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6900		Sq. Ft.	Site		0	70.	0.91	6									438,902						438,900	

Total AC/HA: 0.15840 | Total SF/SM: 6900 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 438,902 | Spl Credit | Total: 438,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13791823
Const Adj.:	0.99495000
Adj $ / SQ:	141.521
Other Features:	106505
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637592
Depreciation:	8926
Depreciated Total:	628666

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

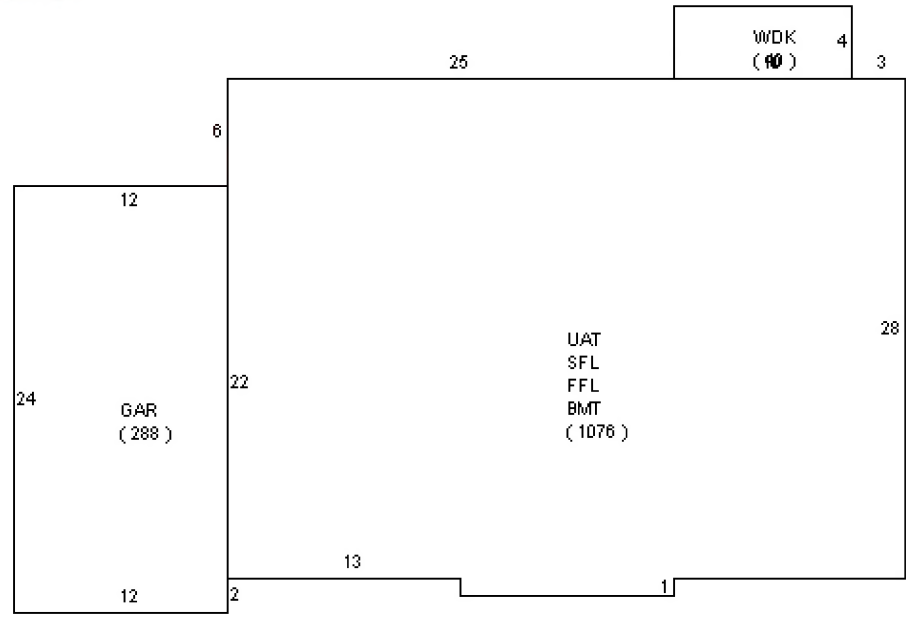
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	188.22
Special Features:	0	Val/Su Net:	164.37
Final Total:	628700	Val/Su SzAd	292.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,076	42.460	45,683
FFL	First Floor	1,076	141.520	152,277
SFL	Second Floor	1,076	141.520	152,277
GAR	Garage	288	23.560	6,786
UAT	Upper Attic	269	56.610	15,228
WDK	Deck	40	15.920	637

Net Sketched Area:	3,825			Total:	372,888
Size Ad	2152	Gross Are	4632	FinArea	2152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2010	6.00	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600